



Partnership for Lasting Urban Growth

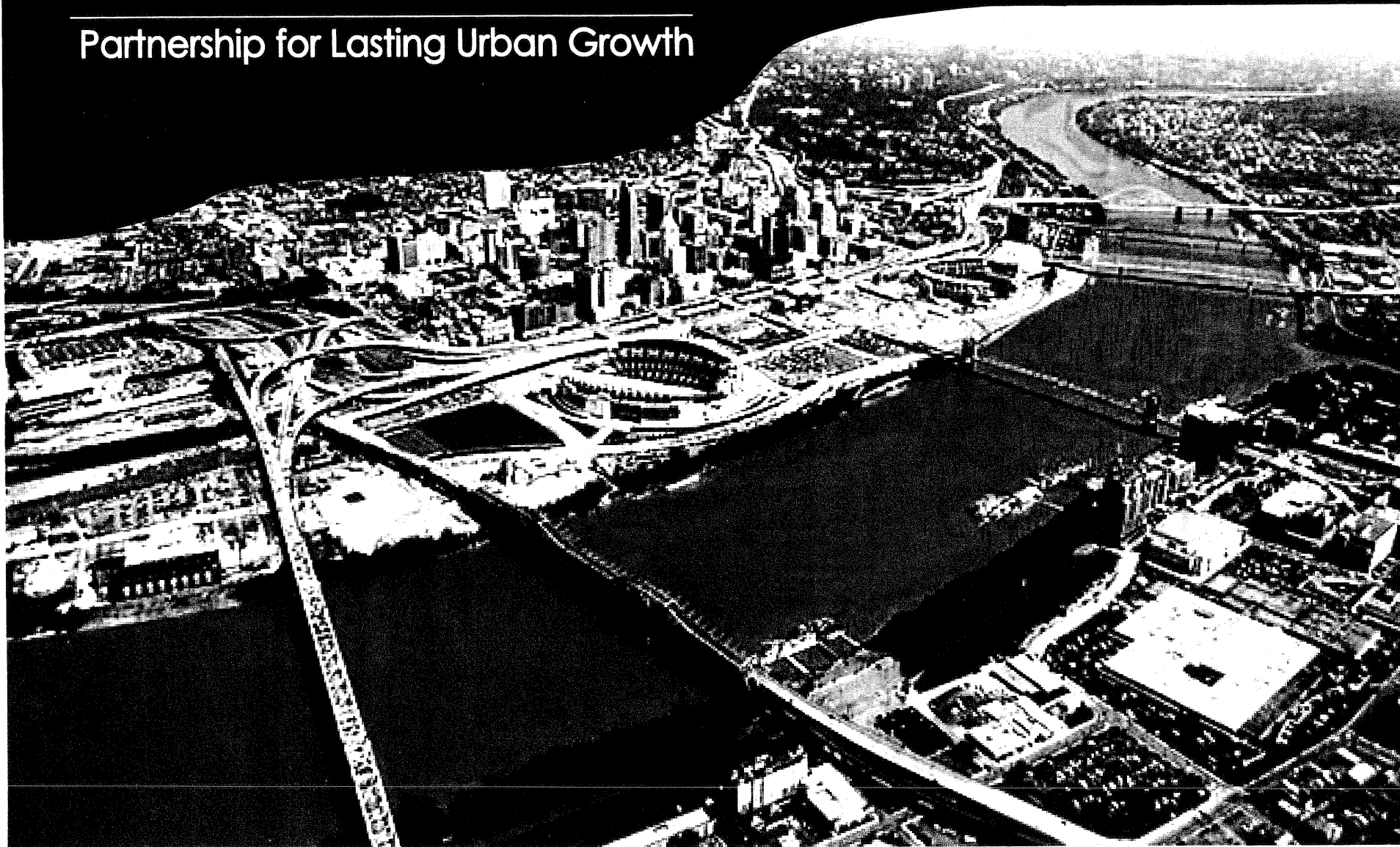


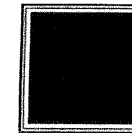
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Partnership for Lasting Urban Growth

Team Submittal:



BEAR CREEK CAPITAL



DEVELOPMENT
**DESIGN
GROUP**
INCORPORATED

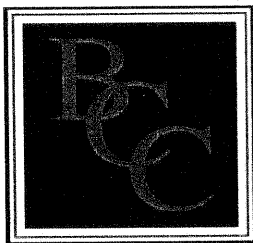
**MASTER DEVELOPER'S
QUALIFICATIONS FOR
REDEVELOPMENT OF
OHIO'S SOUTHERN
GATEWAY**

A

TEAM IDENTIFICATION
VISION
MANAGEMENT APPROACH

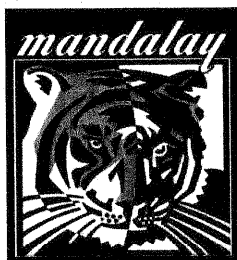


THE TEAM



OVERALL PROJECT/DEVELOPMENT LEAD

The team lead, Bear Creek Capital is a Cincinnati-based real estate firm which has been highly successful in developing residential, retail, office and mixed-use properties across the nation with specific experience in redeveloping several urban communities. Bear Creek has approximately 10 million square feet of real estate assets and their designated project manager is experienced in working on high-profile public developments in Chicago.



CREATIVE & RESOURCE LEAD

Mandalay Sports Entertainment is famous for construction of new state-of-the-art ballparks for Mandalay's baseball franchises as well as spearheading the development of the real estate in and around the communities where those stadiums are located. Mandalay is best known for its entertainment branch with strong Hollywood ties. Mandalay has a relationship with Canyon-Johnson Urban Funds (the nation's largest urban revitalization fund).



ARCHITECTURAL LEAD

Development Design Group (DDG) is an international design group with a history of achievements that span the globe and a long list of successful waterfront urban renewal projects.



Partnership for Lasting Urban Growth

**CINCINNATI-BASED,
LARGE-SCALE, MIXED-USE
DEVELOPER**

**EXPERIENCE WITH THE
NATION'S LARGEST URBAN
REVITALIZATION FUND**

**PROVEN EXPERT OF
ENTERTAINMENT &
REGIONAL ATTRACTIONS**

**INTERNATIONAL
DESIGNER/ARCHITECT WITH
VAST WATERFRONT URBAN
RENEWAL EXPERIENCE**



VISION

There has been a drain at our riverfront... developments going on over the river in Kentucky including entertainment, office, retail, hotel and residential developments... companies moving their payrolls and investments to our neighbor to the south... some of our best and brightest moving across the river... negative perceptions of our riverfront flood the local press...

It is time for a **PLUG** for that drain.

We believe in our home, in the Hamilton County area, and in our most crucial geographic asset: our riverfront.

It is for this reason, that we have put together a core team consisting of the nation's brightest and most experienced at urban revitalization development which we have named the *Partnership for Lasting Urban Growth*.

Why shouldn't we have a vivacious waterfront with young professionals riding their bikes and walking along a waterfront path much like Chicago?

Why shouldn't Cincinnati area residents enjoy the spectacular views of our famous river and surrounding rolling hills?

Why shouldn't other companies follow some of our nation's great corporations in finding their headquarters in our great city?

The Partnership for Lasting Urban Growth (PLUG) will retain the best the nation has to offer in designers, planners, and financial resources in order to help to make our home, and the home of our children the best it can be.



Partnership for Lasting Urban Growth

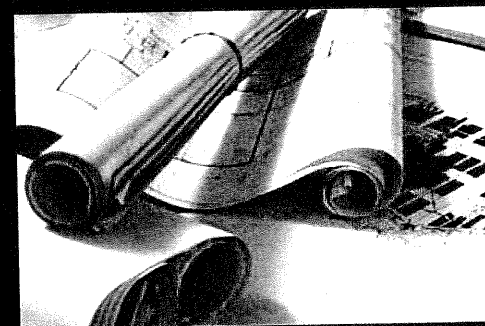


Our management approach is simple:

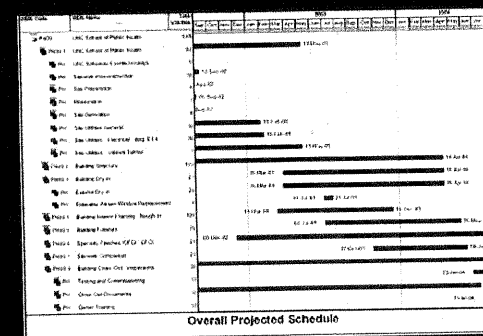
PLUG into a creative outlet. Take creative risks, calculate and assess those risks, then control or eliminate as many of those risks as quickly as possible while maintaining the highest of ethical behavior and a watchful eye on the bottom line. Strive for the best, not merely what is expected.

In creating a development of lasting importance, we must look to the future not only in innovative and flexible design, but in on-going management, as the aggregate costs of the on-going future operational management costs will undoubtedly outweigh the initial investment.

Finally, our approach to management is in one part very mechanical and deliberate in our schedule and cost management systems, however on this project, the team's desire to put forth the very best Cincinnati and Hamilton County can offer weighs heavy for a team full of Cincinnati natives with strong emotional ties to this project.



STRICT MANAGEMENT



B

COMPANY BACKGROUND & PROJECTS
EXECUTIVE BIOS



COMPANY BACKGROUND:

Bear Creek Capital Real Estate Group

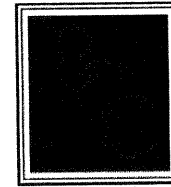
In 1998, Matthew C. Daniels and Timothy S. Baird formed Bear Creek Capital, LLC, to capitalize on identifying premier sites for acquisition and development.

Bear Creek Capital, headquartered in the heart of Montgomery (Cincinnati), Ohio, possesses over 125 years of combined experience in all facets of real estate including: development, construction, leasing, property management, legal counsel, and accounting.

Property Management Services are performed by its related company, Innovative Property Services, LLC.

Bear Creek Capital will continue to acquire, develop and construct real estate nationally, expanding its portfolio with a focus on equity creation through new developments, enhanced value and superior returns on its properties through aggressive portfolio management.

*A diversified real estate company
striving to meet the challenge
of developing, leasing, constructing and managing commercial
properties,
in a way that enhances the communities in which they are located,
while fostering opportunities
for future visions and growth
with our customers and investors
in mind.*



BEAR CREEK CAPITAL

LOCAL DEVELOPER

LARGE PROJECT
EXPERIENCE

URBAN REVITALIZATION

RESIDENTIAL

RETAIL

MIXED-USE

IN-HOUSE LEASING &
PROPERTY MANAGEMENT

**BOLDLY ENVISIONING
DEVELOPMENT with
APPROXIMATELY 10,000,000
SQAURE FEET IN ASSETS**

SAMPLING OF PROJECT EXPERIENCE:

LARGE-SCALE, HIGH-IMPACT URBAN REVITALIZATION THROUGH MIXED-USE DEVELOPMENT

Metro World Centre – Romulus, MI

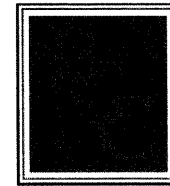
Part of approved planned development including retail, office, convention center, hotel, multi-family residences, and regional entertainment destination (Michigan Downs thoroughbred race-track). Located halfway between Detroit and Ann Arbor, MI across from the Detroit International Airport. Waterfront development is expected to breath new life into the area.

Former NASA Site – Downey (Los Angeles area), CA

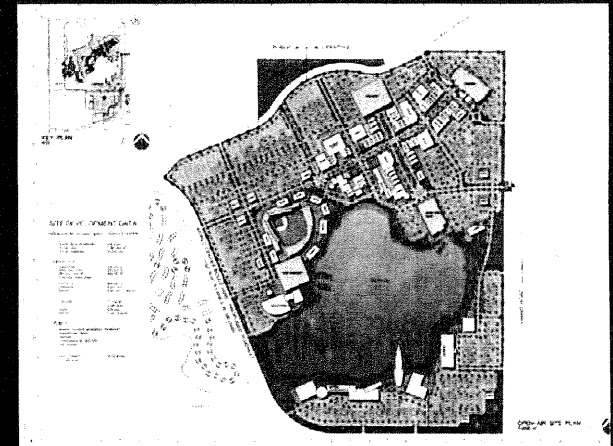
Redevelopment of a former NASA site (currently operating as Downey Studios) into an 80-acre mixed-use development in the heart of the Los Angeles metropolitan area. This extremely large mixed-use project will take the area to a new level.

Nantucket – Loveland, OH

Award winning apartment community with "Resort Style Living". Dedicated to the principle that all residents/members should always feel special and relaxed, Nantucket provides an unmatched level of distinction and comfort. Amenities include a resort-style pool, sand volleyball, basketball court, 9-hole putting green, jogging and walking trails, barbecue grills and picnic areas, stocked lakes for fishing, community movie theater, garages, clubroom, fitness and cardio club, and more.



BEAR CREEK CAPITAL



SAMPLING OF PROJECT EXPERIENCE:

LARGEST & MOST IMPACTFUL MIXED-USE DEVELOPMENTS IN OUR CITY OF CINCINNATI

Kenwood Towne Place – Cincinnati, OH

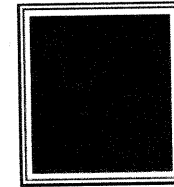
Approximately 500,000 SF mixed-use development with retail and office, with access to one of Ohio's leading retail malls. A regional draw that is said to be the Cincinnati area's number one retail site (with the exception of the unknown potential of The Banks). This project will be built almost entirely upon parking decks, offering ample parking, and easy access to the adjacent Kenwood Towne Centre.

Rivers Crossing – South Lebanon, OH

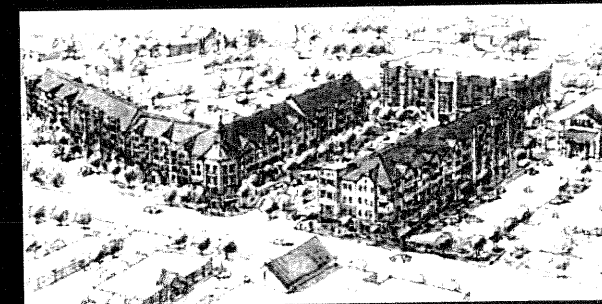
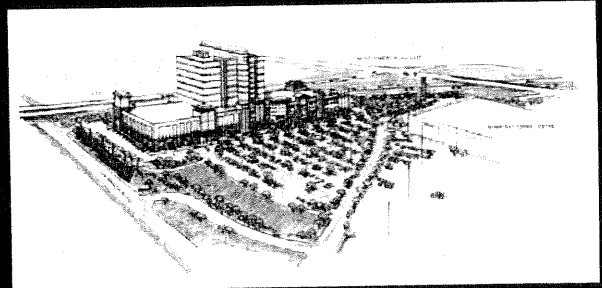
Approximately 1,600,000 SF mixed-use development with retail, office, and residential. A regional draw that will be one of the Cincinnati area's largest mixed-use developments which features a "waterfront" design and feel.

Montgomery Towne Centre – Cincinnati, OH

The new gateway into Old Montgomery at the terminus of Ronald Reagan Highway. This mixed-use development will be built atop parking decks and will feature residential, retail, restaurants, and a high-end specialty grocer.



BEAR CREEK CAPITAL

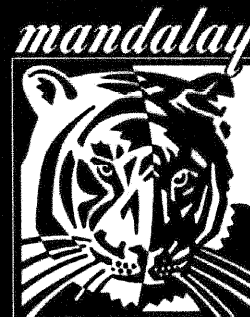


COMPANY BACKGROUND: Mandalay Entertainment Group

The Mandalay Entertainment Group is a multi-media conglomerate which includes: Mandalay Pictures, Mandalay Television, Mandalay Sports Action Entertainment, Mandalay Integrated Media, and Mandalay Sports Entertainment.

Mandalay Sports Entertainment, jointly owned by Peter Guber, Paul Schaeffer, Hank Stickney and Ken Stickney, has emerged as one of the premiere sports companies in the United States, owning and managing professional sports franchises and venues throughout the country. Mandalay Baseball properties owns and operates the Las Vegas 51s, Triple-A affiliate of the Los Angeles Dodgers; the Dayton Dragons, Single-A affiliate of the Cincinnati Reds, who have sold out every game in the team's 7-year history, with ownership partners including NBA legend Earvin "Magic" Johnson and two-time Heismann trophy winner Archie Griffin; the Double-A Frisco RoughRiders, a Double-A affiliate of the Texas Rangers, that began play in 2003 in Frisco, Texas, the Hagerstown Suns, Single-A affiliate of the New York Mets and the Erie SeaWolves, Double-A affiliate of the Detroit Tigers. In addition to franchise ownership and operation, the company is active in the sports entertainment field through the creation, development and production of content for all mediums.

Mandalay Baseball's core business is to own and operate Minor League Baseball franchises throughout the United States. An organization unique to minor league sports, Mandalay Baseball's executive team possesses an incomparable depth and breadth of entertainment, financial, and sports expertise. Its acquisition and venue development strategy, business model, and operating and management philosophy are unlike that of any other in minor league sports.



**FRISCO
ROUGHRIDERS**



**DAYTON
DRAGONS**



**ERIE
SEAWOLVES**



**HAGERSTOWN
SUNS**



**LAS VEGAS
51s**

COMPANY BACKGROUND: Mandalay continued

Mandalay Baseball has a relationship with Canyon Johnson Urban Funds (CJUF), the country's largest private real estate funds focused on the development, redevelopment, or repositioning of urban real estate, whereby CJUF would be Mandalay's financial partners in real estate related ventures. CJUF is a joint venture between Canyon Capital Realty Advisors and Earvin "Magic" Johnson formed to identify, enhance and capture value through the development and redevelopment of real estate in densely populated, ethnically diverse urban communities. Canyon Capital Realty Advisors LLC and its affiliates, including Canyon Capital Advisors LLC, are money management firms and registered investment advisors headquartered in Los Angeles, California, with nearly \$10 billion in assets currently under management. To date, CJUF has invested in projects in Atlanta, Brooklyn, Chicago, Cleveland Heights, Hollywood, Las Vegas, Los Angeles, Miami, Milwaukee and San Diego.

Mandalay Baseball also has relationships with The McGarey Group, a nationally recognized leader in retail planning, merchandising and leasing, who have been involved in unique retail destinations such as Atlantic Station, Westgate, and Gallery Place development around the MCI Arena in Washington D.C. and Van Wagner, the leader in the development of outdoor advertising in the country, who specialize in integrating spectacular signage within real estate projects.



Downtown Dadeland (Miami) is a CJUF project to construct an "urban village" comprised of seven buildings. The Project will include 416 condominium units, 127,000 sf of ground floor retail, 890 underground parking spaces, and 123 on-grade parking spaces.



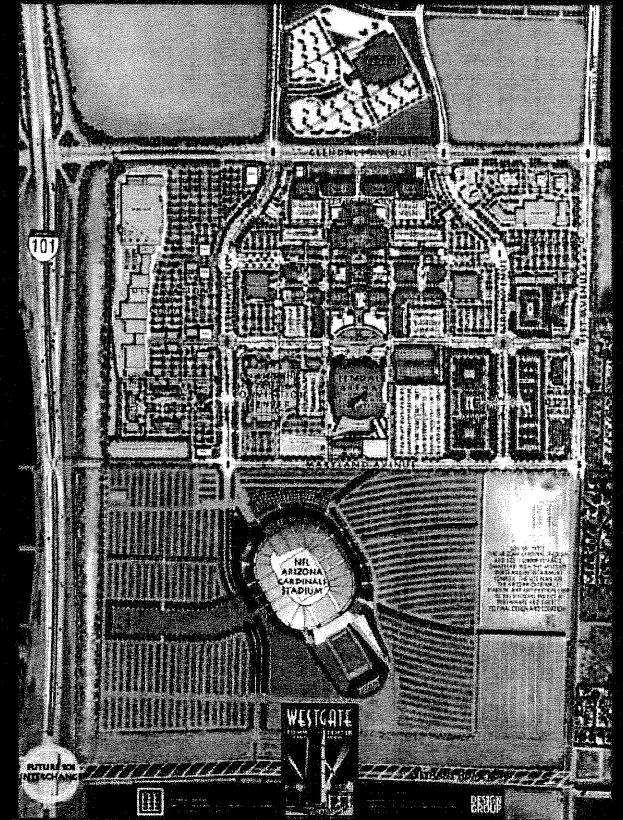
CJUF developed a mixed-use project located in Baltimore expected to revitalize the surrounding area.

SAMPLING OF PROJECT EXPERIENCE:

WORLD CLASS URBAN RENEWAL PROJECT

Westgate City Center – Glendale (Phoenix), AZ

It has been called the "crown jewel" of new sports venue complexes, the most exciting "urban, mixed use vision" of the new century. They're talking about the Glendale Arena and Westgate, where the cutting-edge principles of real estate development are put into action everyday. More than a collection of buildings, Westgate is a capital city of the new century, built for the modern era. Futuristic, timeless design. Event plazas. Water features. New technology. Media integration. Corporate showcase. When you fuse the venues, activities and commerce together, the resulting place is the new, breathtaking standard in urban development. P.L.U.G. team member was a project manager on this project while working with the Phoenix Coyotes.

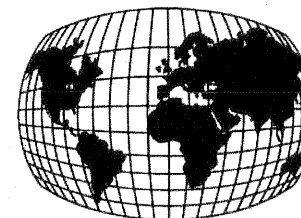


COMPANY BACKGROUND: Design Development Group

Design Development Group Inc. is an internationally renowned planning, architecture and design company unique in its ability to deliver dynamic, extraordinary solutions to place-making in cities, towns and suburbs all over the world. With a strong history of providing superior expertise in many successful commercial endeavors – notably CoCoWalk in Miami, the award-winning themed movie destinations of Muvico Theaters and the ICSC award-winning Easton Town Center near Columbus, Ohio – the firm's successful track record is reinforced time and time again with numerous awards received for designs that work in the real world. Design Group will formulate the highest and best use for property utilizing our strongest asset: creative design.

Design Group's vast portfolio includes exciting new retail and entertainment concepts, first-class hotel, leisure and resort facilities, unique office and residential designs, town/leisure centers in large mixed-use destinations offering a wide range of elements and activities. A host of prestigious domestic and international clients seek Design Group's multi-disciplinary professional services for themed environments, entertainment/retail, regional planning, waterfront development, urban and suburban revitalization, specialty center development, and creative concept generation for land use and project feasibility.

DEVELOPMENT **DESIGN GROUP** INCORPORATED



Africa
Asia
Europe
Middle East
North America
South America



SAMPLING OF PROJECT EXPERIENCE:

WORLD CLASS, URBAN, WATERFRONT, MIXED-USE PROJECTS

Harbor East – Baltimore, MD

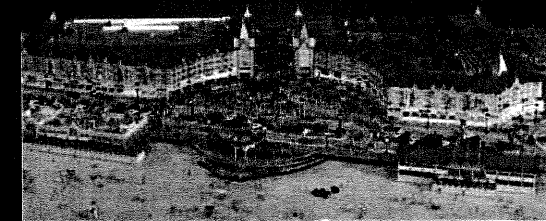
Forging a link between historic Fells Point and Baltimore's Inner Harbor, Harbor East's industrial aesthetic informs the design of its street-level retail, office tower, hotels, art theater, cafes, and residences along a designed, tree-lined streetscape.

Camden Waterfront – Camden, NJ

Part of an initiative to reclaim industrial wasteland along the Delaware River, Camden applies principles of New Urbanism to large-scale urban revitalization and includes 40,000 SF of retail and restaurants, 72,000 SF of office, and a 150-key hotel.

Pier Village – Long Branch, NJ

Designed to recapture the elegance of the grand hotels of the Victorian Era unique to the New Jersey Shore, the hotel features covered colonnades and a large plaza for music festivals and community events in a beachfront setting for shoppers and visitors.



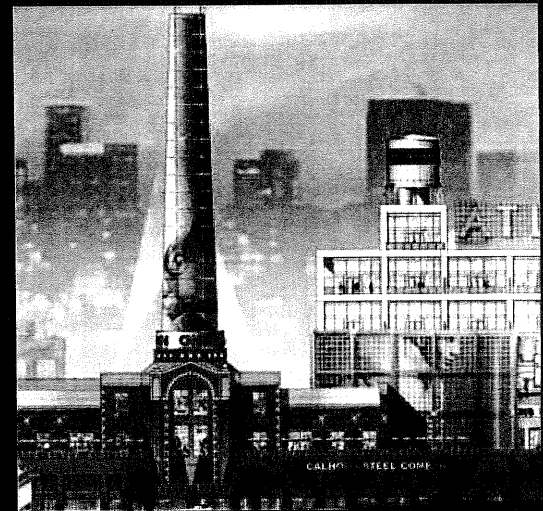
SAMPLING OF PROJECT EXPERIENCE:
WORLD CLASS URBAN MIXED-USE PROJECT

Atlantic Station – Atlanta, GA

The redevelopment of a “brownfield” site is an alluring destination for people to live, work and play. The mixed-use retail and entertainment destination of over 3 million square feet of space calls for a public town center with sidewalk cafes, fountains, and a central park.

Easton Town Center – Columbus, OH

Themed like a mid-American town, this mixed-use town integrates shopping with entertainment, recreation, office space, and other amenities. Building styles from different periods create a sense that Easton is a town that has evolved naturally over time.



EXECUTIVE BIOS

Bear Creek Capital

Matthew Daniels – Project Lead Executive

Greg Scheper – Pre-Development Manager

Daniel Lipson – Development Manager

Mandalay Entertainment

Vaibhav Gupta – Project Executive

Richard Neumann – Project Executive

Design Development Group

Specific design team within the corporation yet to be selected.

Mr. Daniels is the authorized
representative for all negotiations.

Mr. Scheper will be the contact for the
selection process.



Partnership for Lasting Urban Growth



BIOS: Matthew Daniels, Lead Project Executive



Matthew Daniels teamed up with Timothy Baird in 1998 and together formed Bear Creek Capital LLC, now operating as Bear Creek Real Estate Group. As managing member of BCC real Estate Group, Matt has been instrumental in the development of over 10,000,000 square feet of commercial real estate and has entered into several joint venture project including an award winning apartment community and a mixed-use development. Matt is heavily involved in acquisition, development, and anchor tenant leasing.

In 1986, Matt began his career in real estate in as a sole-proprietor building single-family homes and developing residential lots. Since 1986, he has, through his related entities, developed, constructed, and sold approximately 150 homes and over 4,000 residential units in 20 subdivisions aggregating gross sales in excess of \$32,000,000 and \$150,000,000 respectively.

Matt attended the University of Pittsburgh and the University of Cincinnati on full Division 1 athletic scholarships, playing on nationally ranked football teams playing in the Fiesta Bowl.



Partnership for Lasting Urban Growth

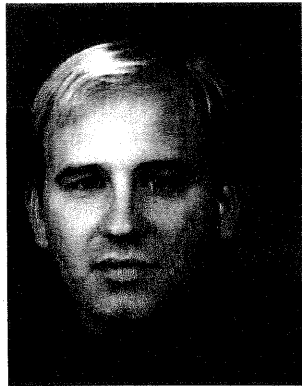
Mr. Daniels is the authorized representative for all negotiations.



"Total focus on equity creation through new development and enhanced value with superior returns on current equity through aggressive portfolio management."

-Matt Daniels

BIOS: Greg Scheper, Pre-Development Manager



Greg is a graduate of Northern Kentucky University with a double major in political science and history, and a graduate of the University of Cincinnati College of Law. Greg has been with BCC since June, 2002 and is involved with the identification, selection and acquisition of new development and re-development sites, as well as the acquisition of stabilized retail centers. In addition, Greg is involved in the interaction with various governmental bodies, assisting with zoning matters, public financing and economic development matters.

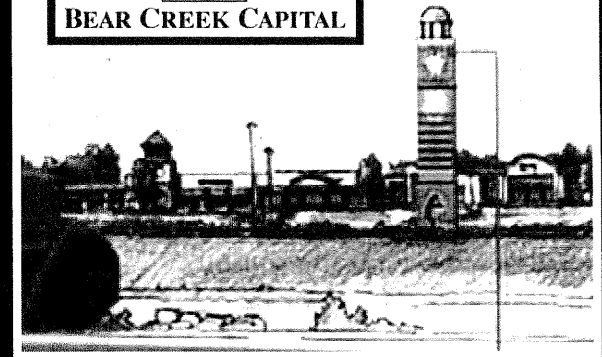
Greg began his career with the City Solicitor of Covington, Kentucky, focusing his practice in municipal law, zoning and land-use, and real estate. Subsequently Greg managed the Cincinnati office of a Chicago-based boutique law firm specializing in the representation of large, national wireless communication providers and tower companies. His practice included handling site selection, lease negotiations, representation before zoning boards and regulatory bodies, and advocating industry-friendly public policy before various governmental entities.

Greg is involved in numerous professional and civic organizations, including the American Bar Association, the Kentucky Bar Association, and the Kenton County, Kentucky Planning Commission. He is a former member of the Crescent Springs, Kentucky Board of Adjustments and Finance Committees. Greg lives in Crescent Springs, Kentucky with his wife, Lisa, and four children.



Partnership for Lasting Urban Growth

Mr. Scheper will be the contact for the selection process.



BIOS: Daniel Lipson, Development Manager



In 2004 Daniel returned home to his home town of Cincinnati from U.S. Equities Realty (Chicago, IL) where he acted as project manager for the development of the 1.2 million square foot, \$551million Cook County Hospital. Other projects in Chicago included project management on Millennium Park, a 24-acre park on Michigan Avenue with enhancements by such internationally renown artists and architects as Frank Gehry, Anish Kapoor, and Jaume Plensa. He was project manager for the planning process for the development of MB Financial's new headquarters building (Chicago, IL), and the site-search and financial analysis for Spertus Institute's new college, library, and museum facilities (Chicago, IL). While with AEW Capital (Boston, MA), he acted as a portfolio acquisition and disposition analyst.

Danny has an MBA from Babson College where he majored in Finance and Real Estate, and an undergraduate degree from Indiana University. He is very involved in his community, currently on the board for Jewish Family Service, Jewish Federation of Cincinnati, and the Business Advisory Committee with the Ohio Rehabilitation Services Commission.



URBAN REDEVELOPMENT – PUBLIC WATERFRONT & HOSPITAL

Project Manager – While in Chicago with US Equities, and after substantial completion of the \$551 Million, 1.2 million square foot Cook County Hospital, Daniel Lipson served as a project manager for Millennium Park, which helped to revitalize South Michigan Avenue. In this role, Daniel once again successfully managed public and private partnerships to achieve a project which revitalized the surrounding areas. Clients included County of Cook, Chicago Parks District, City of Chicago, Illinois Health Department and family philanthropic organizations.



DEVELOPMENT & CONSTRUCTION – RESIDENTIAL CONDOS

Project Manager – While in Chicago with JDL Development, Daniel Lipson managed \$120 million in residential real estate development projects, utilizing an understanding of investor criteria, consumer expectations, bank operations, acquisition valuation, construction processes, and local government interaction. Created new corporate procedures and roles for a real estate development firm in its early growth stages. Bosworth Townhomes pictured.



Partnership for Lasting Urban Growth



"Take risks, calculate and assess those risks, then control or eliminate as many of those risks as quickly as possible while maintaining the highest of ethical behavior and a watchful eye on the bottom line."

-Danny Lipson

BIOS: Vaibhav Gupta, Project Executive



Vaibhav Gupta is the President of Ballpark Consultants, LLC, the real estate development arm of Mandalay Baseball Properties. Mr. Gupta is responsible for facilitating construction of new state-of-the-art ballparks for Mandalay's baseball franchises as well as spearheading the development of the real estate in and around the communities where those stadiums are located. Gupta brings cross-industry experience in structuring innovative and traditional financial deals, and creating and increasing productivity, efficiency and profitability.

Before Gupta took the helm of Ballpark Consultants, he served as the Senior Vice President, Finance & Administration for the Phoenix Coyotes, Glendale Arena and the Arizona Sting. During this time, Gupta was instrumental in spearheading the efforts to secure \$345 million in debt and equity financing for the recapitalization of Coyotes and secured \$97.5 million construction financing for Phase I of the 6.5 million square foot Westgate City Center real estate development. Gupta also handled other finance, general administration, payroll, employee benefits, human resources, box office operations, information technology functions as well as legal matters and budget development for the Coyotes, Glendale Arena, and the Arizona Sting. He was also responsible for overseeing various strategic initiatives, negotiating broadcast agreements and new business development.

Prior to joining the Coyotes, Gupta worked for Ernst & Young LLP for four years and oversaw the Coyotes acquisition due-diligence process for the current ownership group. Some of his other engagements included structuring public/private mixed-use development partnerships between real estate developers, municipalities and major league sports teams. Within these projects, he oversaw all aspects of negotiations including development agreements, financial analysis, income projections and coordination of legal documents.

Gupta has also performed financial advisory services involving evaluation of various financing alternatives including debt structuring, financing through debt and/or equity as well as business process improvement, strategic planning and visioning, competitive analysis, financial feasibility analysis and business plan preparation for various multinational companies.

Gupta received his undergraduate degree in Electrical Engineering from Washington State University in 1994 and received his MBA degree in Finance and MIS from the University of Arizona in 1997. He was an undergraduate Teaching Assistant for General Chemistry at Washington State University. Additionally, he was a Teaching Assistant for Statistics and an Undergraduate Academic Advisor at the University of Arizona as well as an Instructor for a graduate-level Sports Finance course (FIN 591) at Arizona State University's Sports MBA program.



Partnership for Lasting Urban Growth

mandalay



BIOS: Richard Neumann, Project Executive



Rich Neumann is responsible for Mandalay Baseball's expansion efforts, as the company's representative in markets where professional baseball franchises have been identified as candidates for acquisition or management contracts.

Neumann is also responsible for conducting extensive due diligence with the ownership groups of these targeted teams as well as engaging the appropriate government officials and private sector executives in discussions leading to negotiating new stadium development or renovation projects.

Neumann has over twenty-five years of experience in the sports administration and facility management field with a special expertise in company start up, team-building and new business development. During his career, he has successfully negotiated millions of dollars in major category, national and regional corporate sponsorships; private suite and premium seating sales; and naming rights agreements. In addition, Neumann was also a principal in the ownership group of two professional sports franchises and the 16,000 seat arena in which they played.

Holding a Masters Degree in Sports Administration and Facility Management from Ohio University, Neumann also consults with major corporations and non-profit entities in the areas of sports, entertainment and special event marketing and sponsorships sales.



Partnership for Lasting Urban Growth

mandalay



C

FINANCIAL CAPACITY





FINANCIAL CAPACITY

Letters from Lenders stating financial capacity and from Attorney are included in this submittal.

Bear Creek Capital project value/investments over the last three years total approximately \$400 Million.



Partnership for Lasting Urban Growth

Bear Creek Capital project value/investments over the last three years total approximately \$400 Million.



LaSalle Bank N.A.
312 Walnut Street
Suite 2450
Cincinnati, OH 45202
513-929-3430
513-929-0823

Commercial Real Estate

March 7, 2006

TO Hamilton County Commissioners

RE The Banks Project & Master Developer Selection

Bear Creek Capital, on its own merit, has the financial capacity to undertake The Banks Project at a minimum of \$35 million. At LaSalle Bank, it has been our experience that Bear Creek Capital has and continues to perform on projects of similar financial magnitude.

Of course all projects must be underwritten for economic feasibility but assuming such economic feasibility, Bear Creek maintains the financial capacity to undertake and deliver The Banks Project.

Sincerely,

Ron Murphy
First Vice President

Original copy of letter available upon request.



Partnership for Lasting Urban Growth

Lender-Approved.



HERBERT B. WEISS
DIRECT DIAL: (513) 578-6432
FACSIMILE: (513) 578-6457
E-MAIL: HWEISS@KMKPLLS.COM

March 7, 2006

Board of County Commissioners
of Hamilton County, Ohio
138 East Court Street, Room 603
Cincinnati, Ohio 45202

RE: THE BANKS: BEAR CREEK CAPITAL, LLC

Gentlemen:

This will advise that we are general counsel to Bear Creek Capital, LLC, an Ohio limited liability company ("Bear Creek").

Pursuant to the request of Bear Creek, this will advise that Bear Creek is not involved in any litigation, foreclosures or other matters which would in any way adversely affect Bear Creek's ability to participate as a developer in the project known as The Banks.

If you have further questions or need additional information please call me.

Sincerely yours,

KEATING MUETHING & KLEKAMP PLL


By: _____
Herbert B. Weiss

HBW:ret

Original copy of letter available upon request.



Partnership for Lasting Urban Growth

No litigation exists
which will hinder
ability to perform.

DE

INTEGRATION OF PROGRAM USES
SMALL BUSINESS DEVELOPMENT



D APPROACH TO INTEGRATION OF PROGRAM USES: Creating A Vibrant Community

Residential

Living within Cincinnati's newest and most exciting community will mean living in the heart of the action — with some of the best sporting events, concerts, shopping, bars, restaurants, and your place of work right at your doorstep. From urban townhouses to impressive apartments, you'll find that your residential options at The Banks are un-matched in the area.

Office

We imagine that The Banks will fast become one of the most important corporate hubs in the Cincinnati market. Its high-profile, collection of employee amenities is unmatched. At The Banks, large and small companies will have an array of office options, from mid- and higher-rise office towers to smaller boutique offices for the small business owner or professional who wants to work, play and live along the river. Employees and visitors alike can eat, live, and stay in luxurious hotel accommodations.

Retail

Westgate is destined to become the leading combined retail and entertainment destination... and biggest visitor attraction... in all of Cincinnati. When a stadium with tens of thousands empties, those people will shop, eat, and enjoy within a vibrant community like putting Wrigley Field on lakefront Michigan Avenue.

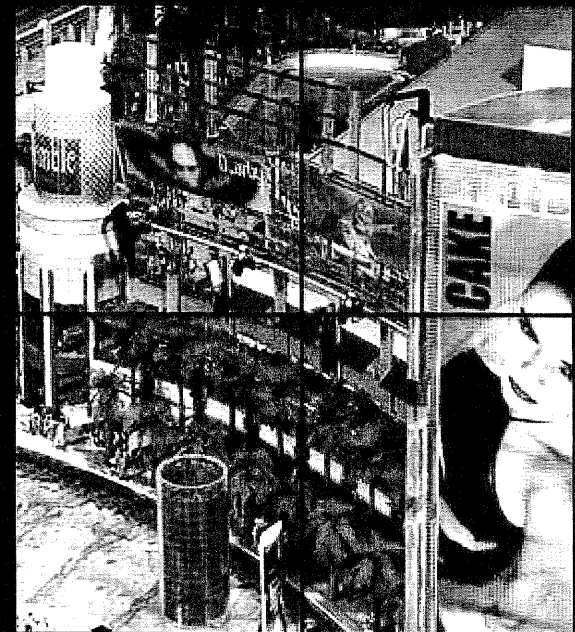
Hotel

The Banks will become one of the largest visitor destinations in the Midwest, adjacent to ballparks, museums, riverfront walkways, breathtaking views, and within walking distance to the new and improved convention center.



Partnership for Lasting Urban Growth

**Big Traffic,
Big Volume
& Big Impact.**



Team members have experience in the revolutionary Westgate Center pictured above

**Live, work & play
in the heart of the
action.**

E

APPROACH TO SMALL BUSINESS DEVELOPMENT

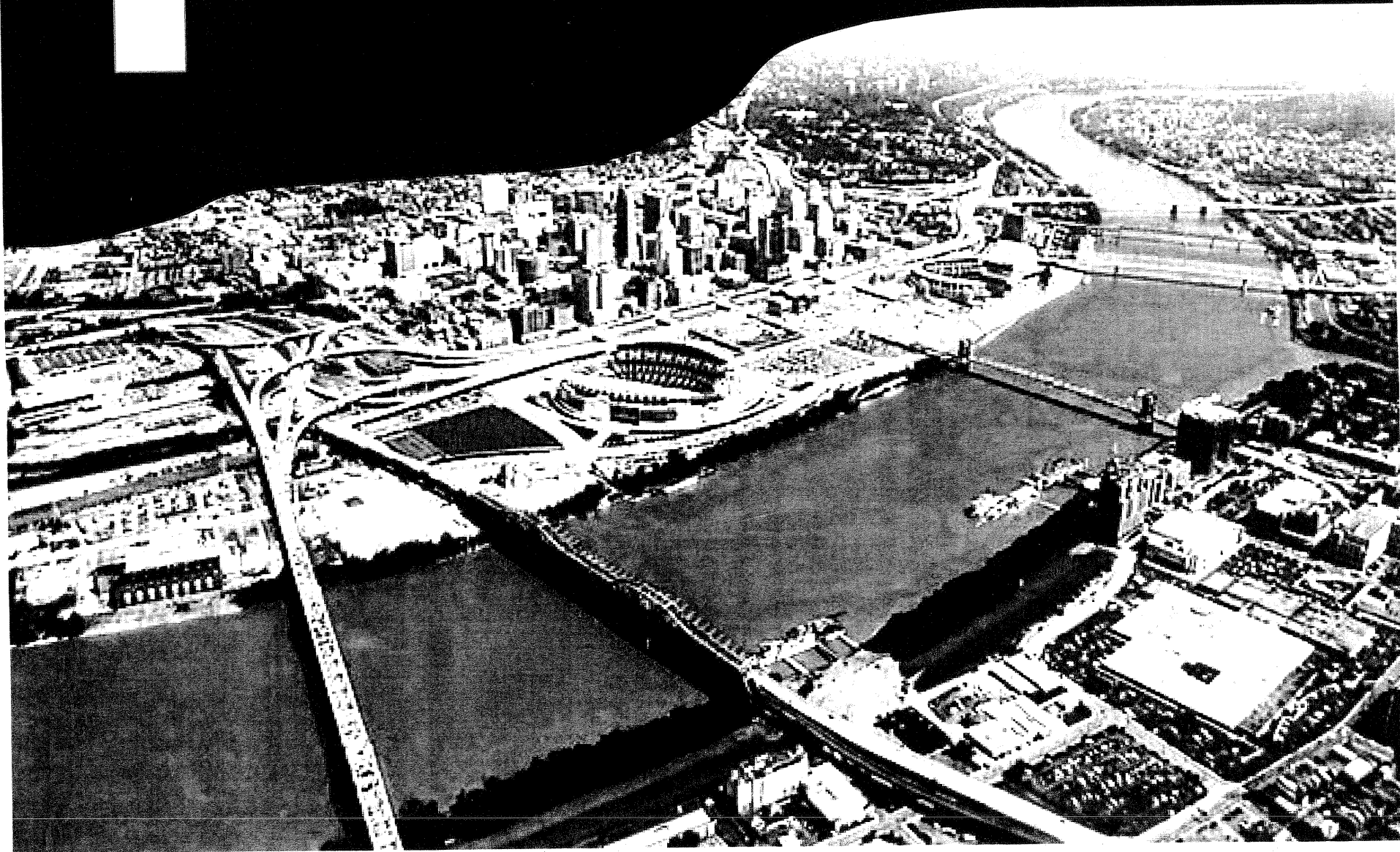
The team's project manager will manage small business involvement to strive to meet the County's goals.

The team's project manager has direct project experience with MBE (minority owned businesses) and WBE (female owned businesses) project integration, as on his Cook County Hospital project approximately 35% of relevant contracts were rewarded to such businesses (25% MBE, 10% WBE).

Our team will encourage and track small business involvement.

F

ATTACHMENTS
Deposit



F

ATTACHMENTS:

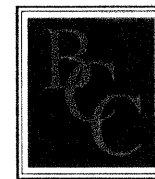
\$75,000 refundable deposit in form of Letter of Credit
from Bear Creek Capital.

Attached to one copy of submittal only.

FOR MORE
INFORMATION
CONTACT:



Partnership for Lasting Urban Growth



BEAR CREEK CAPITAL

Pre-Development Manager:

Greg Scheper

Development Manager:

Daniel Lipson

Project Executive:

Matt Daniels

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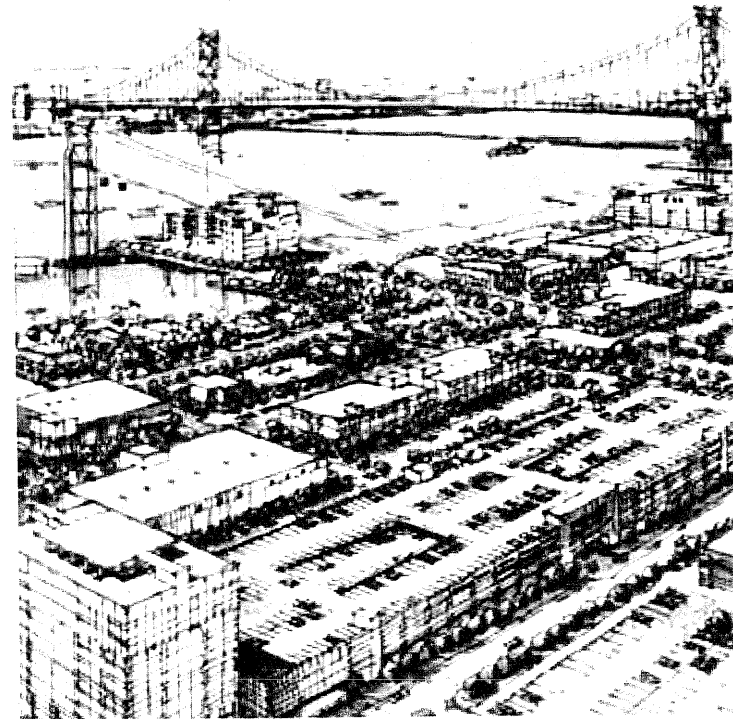
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BEAR CREEK CAPITAL

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**DESIGN
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